

20200228447421

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY



Registry of Deeds for Calapan, Mindoro Oriental

Transfer Certificate of Title

OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE

No. 064-2021001032

IT IS HEREBY CERTIFIED that certain land situated in BO. OF SAN ISIDRO, MUN. OF PUERTO GALERA, PROVINCE OF OR. MDO., ISLAND OF MINDORO, bounded and described as follows:

A PARCEL OF LAND (LOT C OF THE SUBDIVISION PLAN PSD-74898, BEING A PORTION OF THE LAND DESCRIBED ON PLAN PSU-71169, L.R.C. REC. NO.), SITUATED IN THE BO. OF SAN ISIDRO, MUN. OF PUERTO GALERA, PROVINCE OF OR. MDO., ISLAND OF MINDORO. BOUNDED ON THE NE., ALONG LINE 1-2 BY (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES

Address: VISAYAS AVENUE, DILIMAN, QUEZON CITY, METRO MANILA
NATIONAL CAPITAL REGION

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.: 124

Orig. Reg. Date: 08 15 1932

Original RD : CALAPAN, MINDORO
ORIENTAL

Volume No.: 0-6

Original Owner: - - - - -

Record No.: 41495

Decree No.: 488074

OCT No.: OCT-RO-12 (6415)

Page No.: 12

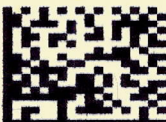
This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2013002120 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Calapan, Mindoro Oriental, Philippines on the 4th day of MARCH 2021 at 03:05pm.

ATTY. WARREN-DERICK TACCAD LEGASPI
Acting Registrar of Deeds

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TCT No.: 064-2021001032

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TECHNICAL DESCRIPTION (Continued from page 1)

LOT E; AND ALONG LINE 2-3 BY LOT 1, BOTH OF THE SUBD. PLAN; ON THE SE., ALONG LINE 3-4 BY PROPERTY OF PEDRO DELGADO; ON THE SW., ALONG LINE 4-5 BY LOT B OF THE SUBD. PLAN; ON THE NW., ALONG LINE 5-6 BY VERDE ISLAND PASSAGE; AND ON THE NE., ALONG LINES 6-7-8 BY LOT 1-A; AND ALONG LINE 8-1 BY LOT D, BOTH OF THE SUBD. PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING N. 84 DEG. 01'W., 5439.75 M. FROM BLLM 1, MUN. OF PUERTO GALERA, ORIENTAL MINDORO.

THENCE S. 38 DEG. 50'E., 42.73 M. TO POINT 2;
THENCE S. 38 DEG. 50'E., 38.73 M. TO POINT 3;
THENCE S. 75 DEG. 20'W., 85.43 M. TO POINT 4;
THENCE N. 30 DEG. 50'W., 168.50 M. TO POINT 5;
THENCE N. 33 DEG. 49'E., 24.66 M. TO POINT 6;
THENCE S. 49 DEG. 37'E., 49.60 M. TO POINT 7;
THENCE N. 36 DEG. 25'E., 20.88 M. TO POINT 8;
THENCE S. 39 DEG. 52'E., 84.35 M. TO POINT OF

BEGINNING, CONTAINING AN AREA OF ELEVEN THOUSAND FOUR HUNDRED FORTY FOUR (11,444) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND AS FOLLOWS: POINT 6 AND 7 BY OLD PLS. CYL. CONC. MONS., AND THE REST BY P.S. CYL. CONC. MONS., BEARINGS TRUE; DATE OF THE ORIGINAL SURVEY, MARCH 14, 1929 AND THAT OF THE SUBDIVISION SURVEY, APRIL 15, AND MAY 13, 1966. DATE APPROVED JULY 25, 1966.



2020028447419

TCT No.: 064-2021001032

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MEMORANDUM OF ENCUMBRANCES

Entry No.: 2021001335

Date: March 04, 2021 03:05:38PM

- : SUBJECT TO A TWO (2) YEARS PERIOD PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT . . . AUGUST 26, 1999

SGD. RICARDO S. LEGASPI, JR.
REGISTER OF DEEDS

ATTY. WARREN-DERICK TACCAD LEGASPI
Acting Registrar of Deeds

Entry No.: 2021001335

Date: March 04, 2021 03:05:38PM

- : PURSUANT TO SECTION 7 OF REPUBLIC ACT NO. 26 THIS CERTIFICATE OF TITLE HAVING BEEN ADMINISTRATIVELY RECONSTITUTED IS WITHOUT PREJUDICE TO ANY PARTY WHOSE RIGHT OR INTEREST IN THE PROPERTY WAS DULY NOTED ON THE ORIGINAL HEREOF AT THE TIME IT WAS LOST OR DESTROYED.

(SGD) RAMON G. GARCIA
ACTG. REGISTER OF DEEDS

IT IS HEREBY CERTIFIED THAT THIS CERTIFICATE OF TITLE CONSISTING OF TWO (2) PAGES ON THIS DATE 10-18-78 HAS BEEN RECONSTITUTED FROM IT'S OWNER'S DUPLICATE, THE RECONSTITUTION HAVING BEEN EFFECTED ADMINISTRATIVELY UNDER THE PROVISION OF REPUBLIC ACT NO. 26.

(SGD) RAMON G. GARCIA
ACTG. REGISTER OF DEEDS

NOTE: THE FOREGOING ANNOTATION HAS BEEN COPIED FROM TRANSFER CERTIFICATE OF TITLE NO. 064-2013002120

ATTY. WARREN-DERICK TACCAD LEGASPI
Acting Registrar of Deeds

Entry No.: 2021001335

Date: March 04, 2021 03:05:38PM

- : SUBJECT TO CONDITIONS SET FORTH IN THE DEED OF CONDITIONAL DONATION UNDER DOC. NO. 12; PAGE NO. 4; BOOK NO. I, SERIES OF 2020 BEFORE NOTARY PUBLIC FRANCIS MARION EDEL V. MONFORT DATED JANUARY 24, 2020.

ATTY. WARREN-DERICK TACCAD LEGASPI
Acting Registrar of Deeds

